



3.0 CHAPTER 3 - GOALS AND OBJECTIVES

The underlying purpose for the various sections of the Comprehensive Plan is to establish a policy framework for public capital projects and programs to address community development issues and to provide the basis for regulations that guide development on private land in order to protect the health, safety and welfare of the community. The following goal and objective statements establish that policy framework and are the foundation for the recommendations of the Comprehensive Plan.

Two particularly important documents that directly apply to planning in Port Deposit are the Revitalization Plan for Port Deposit, Maryland (Revitalization Plan), adopted by the Town in 1991 and the Lower Susquehanna Heritage Greenway Management Plan, endorsed by the Town in May 2000. Many of the visions, goals, objectives, and recommendations of these planning documents remain relevant today and are hereby incorporated into this section of the Plan as valued guidance for public and private actions to enhance the quality of life for existing and future Town residents.

3.1 GOALS

Growth Management

Accommodate new growth and development through selective infill and redevelopment and in areas which can be annexed to the Town and economically served by the Port Deposit Water and Sewer Authority.

Land Use

Achieve a pattern of compatible and efficient land utilization by preserving the positive features of the old town portions of Port Deposit, improving the overall quality of the old town by encouraging appropriate infill and redevelopment, and encouraging new development that is compatible with the existing community fabric. Ensure that all new development is connected to and compliments the Town's existing development pattern and character.

Transportation

Provide for the safe and efficient movement of people and goods that promotes walkability and use of non-motorized forms of transportation.

Recreation and Open Space

Encourage the preservation and development of open space and recreational resources that meet the needs of Port Deposit and reflects the Town's natural and historic qualities.



Natural Resources

Ensure the protection of important natural resources and strive to improve the quality of the environment.

Community Facilities and Services

Provide an appropriate array of community facilities and services required to maintain the health, safety and welfare of the residents of Port Deposit. Provide adequate parks, recreation and open space and opportunities equitably distributed throughout the Town for existing and future residents.

Intergovernmental Cooperation

Foster cooperation and mutual support between Port Deposit and other government entities.

Economic Development

Revitalize and stabilize a sound and diverse economic base for the Old Town while promoting complimentary development in the Bainbridge and Tome sites.

Urban Design

Emphasize development patterns that enhance the historic character, natural topography, and environmental features of Town.

Waterfront Connections

Encourage the development of physical, visual, and cultural connections to the waterfront.

3.2 OBJECTIVES

3.2.1 Growth Management

1. Accommodate growth through development of vacant lands within the Town's current boundaries and through selective annexation of adjacent lands. Take an integrated approach to all new development planning – including both the Bainbridge site and areas to be annexed in considering each development proposal.
2. Define priority funding areas that reflect Town policies and priorities concerning the extension of public facilities and services.
3. Require new development in annexed areas of the Town to pay the full cost of off-site improvements associated with the development, including costs associated with



improving public utilities, streets, parks, open space and recreation facilities, government facilities, and police and emergency services.

4. Encourage private investment in the local business and industry in order to diversify and expand the local economy and to help insure a broad range of employment and business opportunities adequate to meet the needs of surrounding areas and to enhance the tax base of the Town.

3.3.2 Land Use

1. Conserve existing residential areas by protecting them from the incompatible land uses that could adversely effect property values and destabilize existing neighborhoods.
2. Encourage new infill and redevelopment on vacant, bypassed and underutilized land.
3. Encourage development that provides for a diverse mix and efficient arrangement of land uses and housing types.
4. Provide for a full array of commercial services that meet the needs of the community and surrounding areas by setting aside areas for development of employment uses, including small business and light industrial uses, and by permitting appropriate non-residential uses within mixed-use residential areas.
5. Maintain portions of the waterfront of the Town for marine related uses.

3.3.3 Transportation

1. Coordinate regional and local transportation planning.
2. Maintain the Town road system and implement planned access and feeder roads.
3. Require the design of streets in new residential areas having low traffic volumes to focus on low speed operation compatible with bicycle and pedestrian use.
4. Encourage alternatives to single occupant automobile traffic such as park and ride facilities and bicycle routes to reduce traffic volumes.
5. Insure development of a complete and safe pedestrian circulation system, including sidewalks, urban and greenway trails that connect important Town destinations.
6. Create a pedestrian connection from the Old Town to the Tome School.
7. Support implementation of the greenway trail recommendations of the Lower Susquehanna Heritage Management Plan.



8. Increase the ease of access to and from I-95 with new vehicular connections through the Bainbridge redevelopment that connect with the Town. Lobby for historic directional signs from I-95 to the Town.
9. Indicate the purposes of streets by varied road sizes and planting and lighting treatment.
10. Align new streets with existing roads or landmarks to increase the ease of orientation and strengthen waterfront images.
11. Continue the setbacks and cornice lines of existing buildings along Main Street with new development.
12. Develop guidelines to address garage treatments of new buildings.
13. Link the Town's pedestrian circulation system with Bainbridge and waterfront properties.
14. Limit long-term parking for workers and visitors within the Town. Provide satellite parking.
15. Consider alternative transit options particularly as a visitor's attraction such as steam locomotive connections to the Perryville Amtrak Station and water taxi service between Havre de Grace, Perryville and Port Deposit. Water taxi service could include stations up and down the Port Deposit waterfront, linking the Donaldson Brown Center and upstream features with the Town. Feasibility of a bus shuttle from satellite parking areas should also be studied.
16. Provide an adequate amount of off-street parking spaces for new residential development.
17. Provide sufficient off-street loading and parking for delivery and service vehicles.
18. Encourage shared parking arrangements to maximize their ability to serve daytime, evening, and weekend populations.
19. Provide 10 to 15 additional parking spaces in the Wiley redevelopment area.
20. Develop alleyways and side streets so that they can be used for outdoor recreation and as pedestrian amenities.
21. Buffer pedestrians from truck, rail, and automobile traffic.
22. Provide pedestrian railroad crossing improvements.

3.3.4 Recreation and Open Space

1. Ensure that parks and recreational facilities are designed to be handicapped-accessible.



2. Provide walking, jogging, and bicycle paths between recreation and open space areas within Port Deposit and to regional trails and paths beyond the Town limits.
3. Provide parks and open spaces that provide passive recreation opportunities in addition to active or programmed recreation areas.
4. Encourage access to the waterfront by providing continuous pedestrian connections between the Jetty, Marina Park, Gas House and Tome Marina.
5. Support the development of the Lower Susquehanna Water Trail.
6. Develop a new park at the Hopkin's Quarry property.

3.3.5 Natural Resources

1. Preserve and protect the important natural features of the Town including streams, wooded areas, wildlife habitats, and other sensitive natural areas.
2. Integrate trees in all developments.
3. Regulate disturbances in environmentally sensitive areas.
4. Seek to integrate stormwater treatment into all developments through development of wetlands, bioswales and other features.
5. Implement the Port Deposit Critical Area Program in order to:
 - Conserve fish, wildlife and plant habitat;
 - Establish land use policies for development that accommodate growth as well as address the environmental impacts that the number, movement, and activities of persons may have in the Critical Area; and
 - Minimize adverse impacts on water quality that result from pollutants that are discharged from structure or run off from surrounding lands.

3.3.6 Community Facilities and Services

1. Maintain an adequate level of emergency services, including police, fire and medical protection.
2. Ensure that new development provides adequate water and sewer facilities that sufficiently provide for the growth needs of the community.
3. Provide adequate community facilities such as, libraries, meeting centers, and other community development services.



4. Ensure that adequate public facilities are available concurrent with new development so that orderly development and growth can occur.
5. Require new development to provide the land and/or funding necessary to develop and support the community facilities and services associated with the proposed land use.

3.3.7 Intergovernmental Cooperation

1. Continue to work cooperatively with Cecil County on planning and improvement projects.
2. Continue to coordinate with Bainbridge Development Commission (BDC) on future development and infrastructure plans.
3. Continue coordination and cooperation between Port Deposit and the Lower Susquehanna Heritage Greenway, Inc. (LSHGI)
4. Work with Perryville and Cecil County on growth management in the MD 275 corridor north of I-95.

3.3.8 Economic Development

1. When appropriate, seek outside funding sources for identified Town needs.
2. Work to develop the Lower Susquehanna Heritage Trail and encourage heritage tourism industries.
3. Maximize opportunities for new tax ratables from commercial and or industrial facilities. Ensure that development on the Bainbridge site maximizes positive fiscal impacts for the Town.
4. Maintain a balance between revenues and expenditures, including an adequate reserve for contingencies.
5. Control and phase retail development so that it compliments and fosters resurgence of the central business district.
6. Concentrate retail and office uses in the Old Town toward the intersection of Center and Main Streets of Old Town while providing for scattered commercial uses in other areas as appropriate.
7. Improve the viability and attractiveness of the Town as a visitor's attraction through streetscape and tourism programs.
8. Integrate affordable, good quality residential development and local services to attract employers of entry-level professional workers to Port Deposit.



9. Encourage physical connections and coordinate planning efforts with Perryville and Havre de Grace by forming a Council of Town Governments.
10. Promote the region as a visitor's attraction.
11. Encourage regional hiker/biker trails to take advantage of the growing recreation and heritage tourism industry.

3.3.9 Urban Design

1. Limit large building footprints to single buildings in the Old Town and encourage complexes made up of small buildings that are in keeping with Old Town Character.
2. On the Bainbridge site and other areas annexed in the future, encourage urban and community design that creates good pedestrian environments through the design process including avoiding setbacks commercial development – reinforcing the concept of the street as a “place” and by integrating parking areas on the sides and rear areas of development rather than on the street edge.
3. Promote the installation and maintenance of landscaping in public and private areas.
4. Incorporate granite sidewalks in redevelopment areas on Main Street and other areas when possible.
5. Establish 19th Century design guidelines.
6. Develop a viewshed ordinance to ensure that development on the bluffs above Town do not visually impact the character of the Town.
7. Enhance the visibility of the Town from I-95 through planned design of buildings and open space.
8. Locate neighborhood center uses contiguous to public open space, and to residential and neighborhood commercial areas.

3.3.10 Waterfront Linkages

1. Create continuous public access along the waterfront with a hierarchy of connections to the Town that provide visual connections with the Town.
2. Provide a variety of recreational opportunities along the shoreline accessible to the public.
3. Integrate redevelopment with surrounding buildings, activities and the waterfront.



4. Provide a variety of uses at the water's edge to enhance the viability and aesthetic quality of adjacent land uses.
5. As the Tome School and Bainbridge sites are developed provide a safe, direct and ADA compliant pedestrian and bicycle linkage from those sites to the waterfront.